

Ambitious new

By Christine Ryan

IMAGINE Rockdale city as an “irresistible destination”, a place where people can live, work and play with little need to travel.

It may sound like a dream but it's Rockdale Council's 21st century vision and it's coming soon to your letter-box.

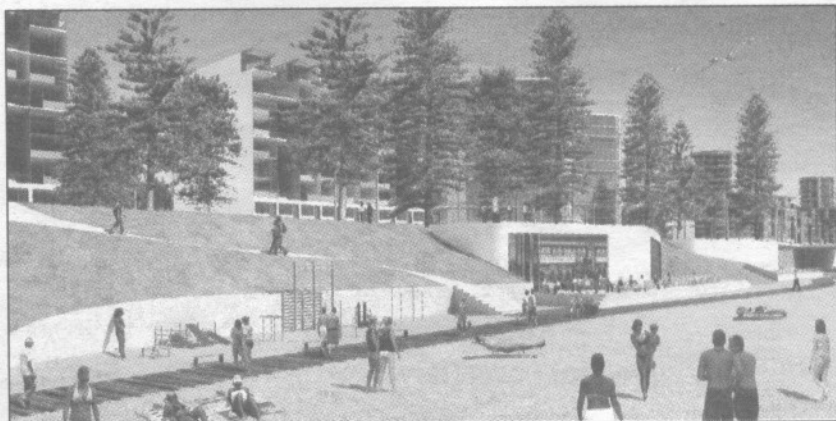
DESTINATIONS

Rockdale 2005 +20 is an ambitious, long-term proposal to link east and west by returning Brighton-Le-Sands to its 1930s seaside resort heyday, creating a grand boulevard on Bay Street, reducing traffic on The Grand Parade and creating greenspace in Rockdale town centre.

Some single land lots would be consolidated and more medium and high density apartments created to provide housing affordability.

Rockdale Mayor John Flowers released the embargoed report exclusively to *the Leader* ahead of his mayoral minute on the 20-year plan.

He hopes to generate community support before the council embarks on a massive consultation process, mail-



Beside the seaside: Beachfront cafes and bars, a continuous bikeway along the beach and plenty of pedestrian access are aimed at “injecting life” back into Brighton.

ing 24,000 residents a hard and DVD copy of the plan.

People would also be able to comment via the council's website and attend workshops in October.

The council would have to address zoning areas with stakeholders and gain State Government approval on some planning issues in what is expected to be a two-year process.

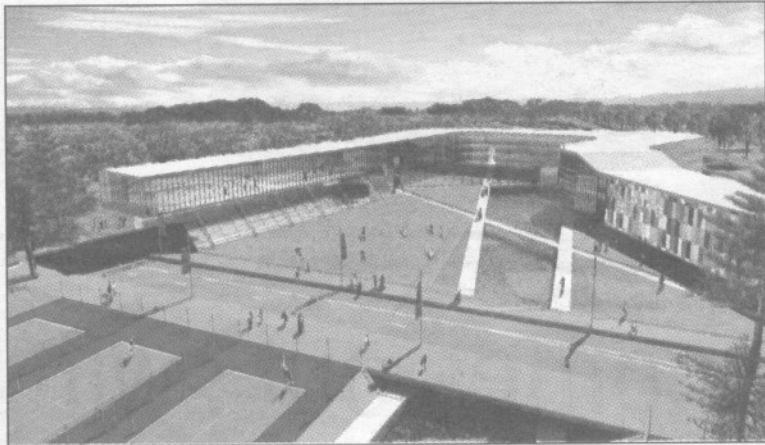
Cr Flowers said a team of consultants and the Mayoral Task Group, comprising Cr Flowers, deputy mayor Shaoquett Moselmane and councillors Bill Saravinovski, Gary Green and Peter Poulos, developed the plan amidst tight security to “protect the probity” of the important project.

He said the plan was financially responsible and would generate future income and opportunities for Rockdale.

It is envisaged many of the projects would be funded by, or in partnership, with developers, retail or hospitality industries, or government bodies such as transport authorities.

“It will develop its own momentum and bring in many, many resources,” Cr Flowers said. “This is something Rockdale has never done before.”

The document is a slick new approach to town planning for Rockdale and will raise eyebrows.



Civic minded: The new centre will have a water feature around the existing Bay Street canal, a library, theatre and indoor pool. There may be a residential component depending on the outcome of a design competition.

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plan for Rockdale

Project manager named

THE council has employed Robert Gibbons, of Crowdy Consultants, as project manager to oversee contributions by consultants from NEO Group (concepts and mainstreet/retail), Project Architecture (architecture and technology), TTP Associates (roads), Waterway Constructions and Patterson Britton (marina) SGS Economics and Planning (metro context) and Creation Media (DVD).

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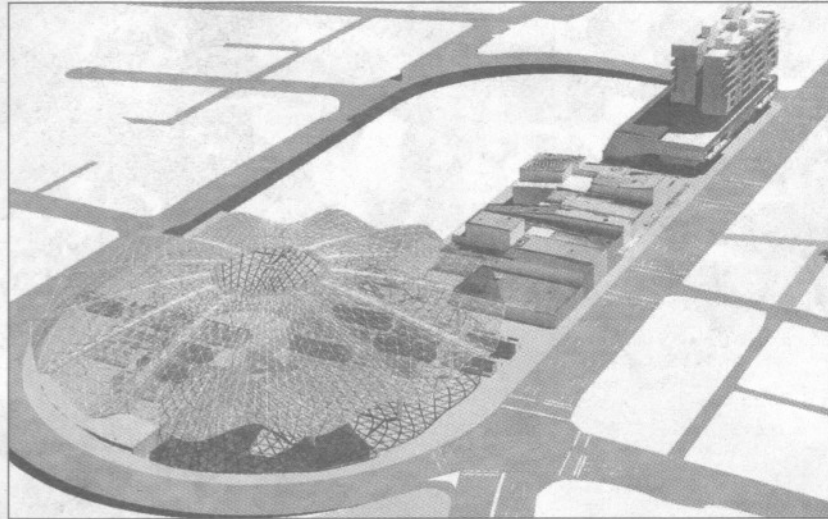
But it delivers on the council's long-term promises to improve traffic flow and build a new library and improved sporting facilities.

There would be a new civic centre development in Bay Street with a library, theatre/hall and swimming and hydrotherapy facilities.

The current civic centre in Bryant Street would be demolished and turned into a park and "work/play" precinct with shops, cafes and underground parking.

A "Brighton Bypass" would stem the traffic "river in flood" on The Grand Parade, reducing the council's reliance on approval of the F6 motorway.

The proposed route would divert somewhat from the current F6 corridor in the Ramsgate area, saving more of the Scarborough playing fields, before rejoining it at President Avenue, then veering off again just before Bestic Street to meet up with the M5 motorway.



Scourge of 7 Ways: A traffic "ellipse" is aimed at improving the "traffic sewer" of the 7 Ways and creating more pedestrian access with a scramble crossing.

The plan, which cost about \$250,000, stems from ideas generated at councillor workshops in May and was funded by research and development allocations approved at a June 22 council meeting.

Other key features include "slow food" markets under a new "crystalline parasol" covering the bus/rail interchange and forming a traffic "beacon" at the 7 Ways, a cinema complex and a pedestrian/residential focus around the canals.

At a glance

Destinations Rockdale has six key components:

- A vision for Cook Park, Botany Bay, the jetty, marina, improved community access to the beach, tourist attractions and reduced traffic along the bay.

This includes complementing the existing 14-storey Brighton Novotel with a building of similar size and architectural merit designed through a competition.

- Revitalised Bay Street with new canal and boulevard reforms, new civic precinct and residential estates.

- Mixed use commercial and residential zone around the current Masonic Centre and RSL.

- New "slow food" market centre under The Dome at the railway station to link the diverse community.

Improved traffic flows at the 7 Ways and a cinema complex.

- More medium and high-density apartments in line with affordability and best practice enforced through the Local Environment Plan.

- New civic park including underground parking with shops.

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